

BI (Official Form 1)(04/13)

# United States Bankruptcy Court

## District of Nevada

# Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): <b>TJ Plaza, LLC</b>	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all) <b>38-3683052</b>	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): <b>3275 S. Jones Blvd. #105 Las Vegas, NV</b> ZIP Code <b>89146</b>	Street Address of Joint Debtor (No. and Street, City, and State): ZIP Code
County of Residence or of the Principal Place of Business: <b>Clark</b>	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): ZIP Code	Mailing Address of Joint Debtor (if different from street address): ZIP Code
Location of Principal Assets of Business Debtor (if different from street address above): <b>2101 S. Decatur Blvd. Las Vegas, NV 89102</b>	

<b>Type of Debtor</b> (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<b>Nature of Business</b> (Check one box) <input type="checkbox"/> Health Care Business <input checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
<b>Chapter 15 Debtors</b> Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:	<b>Tax-Exempt Entity</b> (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<b>Nature of Debts</b> (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.

<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.	<b>Chapter 11 Debtors</b> Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (amount subject to adjustment on 4/01/16 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
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<b>Statistical/Administrative Information</b> *** <b>Matthew C. Zirzow 7222</b> *** <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.	<b>THIS SPACE IS FOR COURT USE ONLY</b>
<b>Estimated Number of Creditors</b> <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000	
<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion	
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion	

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Page 2

**Voluntary Petition***(This page must be completed and filed in every case)*Name of Debtor(s):  
**TJ Plaza, LLC****All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)**

Location Where Filed: <b>- None -</b>	Case Number:	Date Filed:
Location Where Filed:	Case Number:	Date Filed:

**Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)**

Name of Debtor: <b>DSWC, Inc.</b>	Case Number: <b>Pending</b>	Date Filed:
District: <b>Nevada</b>	Relationship: <b>Affiliate</b>	Judge:

**Exhibit A**

(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

☐ Exhibit A is attached and made a part of this petition.

**Exhibit B**

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).

**X** \_\_\_\_\_  
Signature of Attorney for Debtor(s) (Date)

**Exhibit C**

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.

☒ No.

**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☐ Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

**Information Regarding the Debtor - Venue**

(Check any applicable box)

- ☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
- ☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

**Certification by a Debtor Who Resides as a Tenant of Residential Property**

(Check all applicable boxes)

- ☐ Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

\_\_\_\_\_  
(Name of landlord that obtained judgment)

\_\_\_\_\_  
(Address of landlord)

- ☐ Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and
- ☐ Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.
- ☐ Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

**Voluntary Petition**

(This page must be completed and filed in every case)

Name of Debtor(s):  
TJ Plaza, LLC**Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X \_\_\_\_\_  
Signature of DebtorX \_\_\_\_\_  
Signature of Joint Debtor\_\_\_\_\_  
Telephone Number (If not represented by attorney)\_\_\_\_\_  
Date**Signature of Attorney\***X \_\_\_\_\_  
Signature of Attorney for Debtor(s)Matthew C. Zirzow 7222

Printed Name of Attorney for Debtor(s)

LARSON & ZIRZOW, LLC

Firm Name

810 S. Casino Center Blvd. #101  
Las Vegas, NV 89101\_\_\_\_\_  
Addresszlarson@lzlawnv.com / mzirzow@lzlawnv.com  
(702) 382-1170 Fax: (702) 382-1169\_\_\_\_\_  
Telephone Number3-21-14\_\_\_\_\_  
Date

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X \_\_\_\_\_  
Signature of Authorized IndividualJeff Susa

Printed Name of Authorized Individual

Managing Member of Manager

Title of Authorized Individual

3-20-2014\_\_\_\_\_  
Date**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.X \_\_\_\_\_  
Signature of Foreign Representative\_\_\_\_\_  
Printed Name of Foreign Representative\_\_\_\_\_  
Date**Signature of Non-Attorney Bankruptcy Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

\_\_\_\_\_  
Address

X \_\_\_\_\_

\_\_\_\_\_  
Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.*

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court**  
**District of Nevada**

In re TJ Plaza, LLC

Debtor(s)

Case No.

Chapter

11

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Allstate Roofing Attn: Bankruptcy Desk/Managing Agent 6600 W. Charleston Blvd. #117-A Las Vegas, NV 89146	Allstate Roofing Attn: Bankruptcy Desk/Managing Agent 6600 W. Charleston Blvd. #117-A Las Vegas, NV 89146	Services rendered		1,584.23
City of Las Vegas Sewer Services Attn: Bankruptcy Dept/ Managing Agent PO Box 748022 Los Angeles, CA 90074	City of Las Vegas Sewer Services Attn: Bankruptcy Dept/ Managing Agent PO Box 748022 Los Angeles, CA 90074	Utility services		7,627.69
City of Las Vegas Sewer Services Attn: Bankruptcy Dept/ Managing Agent PO Box 748022 Los Angeles, CA 90074	City of Las Vegas Sewer Services Attn: Bankruptcy Dept/ Managing Agent PO Box 748022 Los Angeles, CA 90074	Utility services		6,332.33
Desert Lakes Apartments Attn: Bankruptcy Desk/Managing Agent 3275 S. Jones Blvd. #105 Las Vegas, NV 89146	Desert Lakes Apartments Attn: Bankruptcy Desk/Managing Agent 3275 S. Jones Blvd. #105 Las Vegas, NV 89146	Unsecured Note		60,641.60
Edgar's Services, Inc. Attn: Bankruptcy Desk/Managing Agent 4080 W. Desert Inn Rd. #A109 Las Vegas, NV 89102	Edgar's Services, Inc. Attn: Bankruptcy Desk/Managing Agent 4080 W. Desert Inn Rd. #A109 Las Vegas, NV 89102	Air conditioning services rendered		309.48
EDS Electronics Attn: Bankruptcy Desk/Managing Agent 2675 W. Cheyenne Ave. North Las Vegas, NV 89032	EDS Electronics Attn: Bankruptcy Desk/Managing Agent 2675 W. Cheyenne Ave. North Las Vegas, NV 89032	Services rendered		132.63

B4 (Official Form 4) (12/07) - Cont.

In re TJ Plaza, LLC

Case No. \_\_\_\_\_

Debtor(s)

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**  
(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
J&J Services Attn: Bankruptcy Desk/Managing Agent 3632 Beeson Ct. Las Vegas, NV 89130	J&J Services Attn: Bankruptcy Desk/Managing Agent 3632 Beeson Ct. Las Vegas, NV 89130	Services rendered		313.16
NextGen Fire Protection Attn: Bankruptcy Desk/Managing Agent 7165 Bermuda Rd. Las Vegas, NV 89119	NextGen Fire Protection Attn: Bankruptcy Desk/Managing Agent 7165 Bermuda Rd. Las Vegas, NV 89119	Services rendered		932.12
O'Rourke Plumbing, Inc. Attn: Bankruptcy Desk/Managing Agent 1716 S. Highland Ave. Las Vegas, NV 89102	O'Rourke Plumbing, Inc. Attn: Bankruptcy Desk/Managing Agent 1716 S. Highland Ave. Las Vegas, NV 89102	Services rendered		1,941.47
Raymar Siasi Attn: Bankruptcy Desk/Managing Agent c/o Samuel A. Harding, Esq. 1100 E. Bridger Ave. Las Vegas, NV 89101	Raymar Siasi c/o Samuel A. Harding, Esq. 1100 E. Bridger Ave. Las Vegas, NV 89101	Potential personal injury judgment	Contingent Unliquidated Disputed	Unknown
Stout Electric Attn: Bankruptcy Desk/Managing Agent 6440 Schirlis St. Las Vegas, NV 89118	Stout Electric Attn: Bankruptcy Desk/Managing Agent 6440 Schirlis St. Las Vegas, NV 89118	Services rendered		2,343.18
TJP Credit, LLC Attn: Bankruptcy Desk/Managing Agent 3275 S. Jones Blvd. #105 Las Vegas, NV 89146	TJP Credit, LLC Attn: Bankruptcy Desk/Managing Agent 3275 S. Jones Blvd. #105 Las Vegas, NV 89146	Unsecured Note		478,952.50
Vortex Industries, Inc. Attn: Bankruptcy Desk/Managing Agent File 10985 1801 W. Olympic Blvd. Pasadena, CA 91199-1095	Vortex Industries, Inc. Attn: Bankruptcy Desk/Managing Agent File 10985, 1801 W. Olympic Blvd. Pasadena, CA 91199-1095	Services rendered		181.83
Zoltan Hollo, LLC dba U.S. National Commercial Real Estate Ser Attn: Bankruptcy Desk/Managing Agent 10161 Park Run Dr. #150 Las Vegas, NV 89145	Zoltan Hollo, LLC dba U.S. National Commercial Real Estate Ser 10161 Park Run Dr. #150 Las Vegas, NV 89145	Services rendered		791.82



B4 (Official Form 4) (12/07) - Cont.

In re TJ Plaza, LLC

Case No. \_\_\_\_\_

Debtor(s) \_\_\_\_\_

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**  
(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the Managing Member of Manager of the LLC named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date 3-20-2014

Signature \_\_\_\_\_

Jeff Susa

Managing Member of Manager

*Penalty for making a false statement or concealing property:* Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.

**Note to Accompany Voluntary Petition, Schedules and Statement of Financial Affairs**

TJ Plaza, LLC, a Nevada limited liability company ("TJP"), and DSWC, Inc., a Nevada corporation ("DSWC"), are tenants in common in a retail shopping plaza commonly known as Trader Joe's Plaza (the "Plaza") located at 2101 S. Decatur Blvd., Las Vegas, Nevada 89102. Specifically, TJP owns 73.685% and DSWC owns the remaining 26.315% of the Plaza. The Plaza is operated pursuant to a Joint Ownership and Management Agreement dated as of June 1, 1999. As such, unless otherwise specifically set forth in an applicable writing, all assets and claims are apportioned according to the ownership percentages of the tenants in common.

By way of example, the total claim of Allstate Roofing is \$2,150.00, which total claim has been apportioned among the tenants in common according to their applicable ownership percentages. As such, Allstate Roofing's claim is scheduled as a claim of \$1,584.23 as against TJP, and a claim of \$565.77 as against DSWC.

**United States Bankruptcy Court  
District of Nevada**

In re TJ Plaza, LLC

Debtor(s)

Case No.

Chapter

11

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)**

1. Pursuant to 11 U.S.C. § 329(a) and Bankruptcy Rule 2016(b), I certify that I am the attorney for the above-named debtor and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	<u>See Below</u>
Prior to the filing of this statement I have received	\$	<u>See Below</u>
Balance Due	\$	<u>0.00</u>

2. The source of the compensation paid to me was:

☒ Debtor    ☐ Other (specify): **Counsel received \$15,000.00 from Debtor prior to the petition date and applied the sum of \$10,000.00 for pre-petition work, including filing fees. The total remaining sum held in retainer post-petition is \$5,000.00.**

3. The source of compensation to be paid to me is:

☒ Debtor    ☐ Other (specify):

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

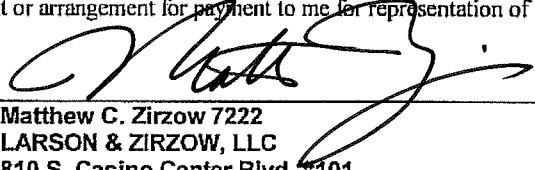
- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

Dated: 3-21-14

  
 Matthew C. Zirzow 7222  
 LARSON & ZIRZOW, LLC  
 810 S. Casino Center Blvd. #101  
 Las Vegas, NV 89101  
 (702) 382-1170 Fax: (702) 382-1169  
 zlarson@lzlawnv.com / mzirzow@lzlawnv.com



**United States Bankruptcy Court  
District of Nevada**

In re TJ Plaza, LLC

Debtor(s)

Case No.

Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

I, the Managing Member of Manager of the LLC named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: 3-20-2014

  
\_\_\_\_\_  
Jeff Susa/Managing Member of Manager  
Signer/Title

TJ PLAZA, LLC  
3275 S. JONES BLVD. #105  
LAS VEGAS, NV 89146

MATTHEW C. ZIRZOW  
LARSON & ZIRZOW, LLC  
810 S. CASINO CENTER BLVD. #101  
LAS VEGAS, NV 89101

ALLSTATE ROOFING  
Acct No 3199  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
6600 W. CHARLESTON BLVD. #117-A  
LAS VEGAS, NV 89146

AMENA BAKERY AND DELI, LLC  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
2101 S. DECATUR BLVD. #9 AND 10  
LAS VEGAS, NV 89102

CITY OF LAS VEGAS SEWER SERVICES  
Acct No xxxxxx2222  
ATTN: BANKRUPTCY DEPT/ MANAGING AGENT  
PO BOX 748022  
LOS ANGELES, CA 90074

---

CITY OF LAS VEGAS SEWER SERVICES  
Acct No xxxxxx2222  
ATTN: BANKRUPTCY DEPT/ MANAGING AGENT  
PO BOX 748022  
LOS ANGELES, CA 90074

DESERT LAKES APARTMENTS  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
3275 S. JONES BLVD. #105  
LAS VEGAS, NV 89146

DITTA WEINER CORETS  
84 STONYRIDGE  
ASHEVILLE, NC 28804

DITTA WEINER CORETS, TRUSTEE  
OF THE WEINER FAMILY TRUST  
84 STONYRIDGE  
ASHEVILLE, NC 28804

DSWC, INC.  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
3275 S. JONES BLVD. #105  
LAS VEGAS, NV 89146

EDGAR'S SERVICES, INC.  
Acct No 3442  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
4080 W. DESERT INN RD. #A109  
LAS VEGAS, NV 89102

EDS ELECTRONICS  
Acct No x1-770  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
2675 W. CHEYENNE AVE.  
NORTH LAS VEGAS, NV 89032

EDS ELECTRONICS  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
2675 W. CHEYENNE AVE.  
NORTH LAS VEGAS, NV 89032

ESTATE OF MARC J. SIMAY  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
C/O FREDRICK P. WAID  
10080 W. ALTA DRIVE #200  
LAS VEGAS, NV 89145

GREEN THUMB MAINTENANCE  
ATTN: BANKRUPTCY DEPT / MANAGING AGENT  
3275 S. JONES #105  
LAS VEGAS, NV 89146

J&J SERVICES  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
3632 BEESON CT.  
LAS VEGAS, NV 89130

JEFF S. SUSA  
3275 S. JONES #105  
LAS VEGAS, NV 89146

LAN DI HALL  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
2101 S. DECATUR BLVD. #8  
LAS VEGAS, NV 89102

LAN TRUONG  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
2101 S. DECATUR BLVD. #7  
LAS VEGAS, NV 89102

MYRNA DONATO DBA AMBER UNICORN BOOKS  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
2101 S. DECATUR BLVD. #12, 13, 14 AND 15  
LAS VEGAS, NV 89102

NEVADA RESTAURANT SERVICES, INC.  
DBA DOTTY'S  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
2101 S. DECATUR BLVD. #17 AND 18  
LAS VEGAS, NV 89102

NEXTGEN FIRE PROTECTION  
Acct No xx4693  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
7165 BERMUDA RD.  
LAS VEGAS, NV 89119

NEXTGEN FIRE PROTECTION  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
7165 BERMUDA RD.  
LAS VEGAS, NV 89119

NORMA E. ITUARTE AND LAURA ALFARO  
DBA CINTHYA'S BEAUTY SALON  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
2101 S. DECATUR BLVD. #11  
LAS VEGAS, NV 89102

O'ROURKE PLUMBING, INC.  
Acct No xxxx-x0024  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
1716 S. HIGHLAND AVE.  
LAS VEGAS, NV 89102

RAYMAR SIASI  
Acct No xxx4489  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
C/O SAMUEL A. HARDING, ESQ.  
1100 E. BRIDGER AVE.  
LAS VEGAS, NV 89101

REAGAN OUTDOOR ADVERTISING  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
1775 WARM SPRINGS RD.  
SALT LAKE CITY, UT 84116

REAL ESTATE ASSET MANAGEMENT, LLC  
ATTN: BANKRUPTCY DEPT. / MANAGING AGENT  
3275 SOUTH JONES BLVD. #105  
LAS VEGAS, NV 89146

ROBERT KINAS, ESQ.  
Acct No A-14-696448-C  
SNELL & WILMER  
3883 HOWARD HUGHES PKWY. #1100  
LAS VEGAS, NV 89169

SIN CITY BANGERS, LLC  
DBA MOCHIKO FRIED CHICKEN  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
2101 S. DECATUR BVD. #16  
LAS VEGAS, NV 89102

STOUT ELECTRIC  
Acct No x0613  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
6440 SCHIRLLS ST.  
LAS VEGAS, NV 89118

TJP CREDIT, LLC  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
3275 S. JONES BLVD. #105  
LAS VEGAS, NV 89146

TJP, A NEVADA LIMITED PARTNERSHIP  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
3275 S. JOENS BLVD. #105  
LAS VEGAS, NV 89146

TRADER JOE'S COMPANY  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
C/O DAVID YODA  
538 MISSION STREET/PO BOX 3270  
SOUTH PASADENA, CA 91030

U.S. BANK NATIONAL ASSOCIATION  
Acct No xxxxxx2921  
ATTN: BANKRUPTCY DEPT. / MANAGING AGENT  
80 S 8TH ST STE 224  
MINNEAPOLIS, MN 55402

VORTEX INDUSTRIES, INC.  
Acct No xx5350  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
FILE 10985  
1801 W. OLYMPIC BLVD.  
PASADENA, CA 91199-1095

ZOLTAN HOLLO, LLC DBA  
Acct No xxxx x0013  
U.S. NATIONAL COMMERCIAL REAL ESTATE SER  
ATTN: BANKRUPTCY DESK/MANAGING AGENT  
10161 PARK RUN DR. #150  
LAS VEGAS, NV 89145

United States Bankruptcy Court  
District of Nevada

In re TJ Plaza, LLC

Debtor(s)

Case No.  
Chapter

11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

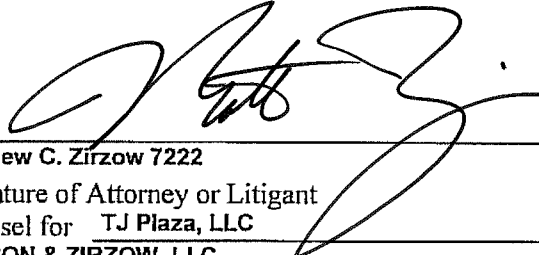
Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for TJ Plaza, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

TJP, a Nevada limited partnership  
Attn: Bankruptcy Desk/Managing Agent  
3275 S. Jones Blvd. #105  
Las Vegas, NV 89146

☐ None [Check if applicable]

Date

3-21-14

  
Matthew C. Zirzow 7222

Signature of Attorney or Litigant  
Counsel for TJ Plaza, LLC

LARSON & ZIRZOW, LLC

810 S. Casino Center Blvd. #101

Las Vegas, NV 89101

(702) 382-1170 Fax: (702) 382-1169

zlarson@lzlawnv.com / mzirzow@lzlawnv.com



**WRITTEN CONSENT OF THE MEMBERS AND MANAGERS OF  
TJ Plaza, LLC, a Nevada limited liability company**

The undersigned, being the general partner of TJP, a Nevada limited partnership (which LP is also the sole member of TJ Plaza, LLC) and the manager (the "Manager") of TJ Plaza, LLC, a Nevada limited liability company ("TJ Plaza"), hereby approves and adopts the following resolutions effective as of March 17, 2014:

WHEREAS, U.S. Bank, N.A. in its capacity as Trustee for the Registered Holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2003-C6 (the "Bank") has declared an event of default under that certain Deed of Trust, Security Agreement and Fixture Filing dated on or about July 9, 2003 and recorded against the real property of TJ Plaza on July 10, 2003 as Instrument No. 20030710-2674 in the Official Records of the Clark County, Nevada Recorder;

WHEREAS, on February 20, 2014, the Bank filed a *Verified Complaint for Specific Performance and Appointment of a Receiver* in the Eighth Judicial District Court, Clark County, Nevada, being Case No. A-14-696448-C (the "State Court Case") against TJ Plaza, and on February 21, 2014 filed a *Motion for the Appointment of a Receiver* seeking the potential seizure of control of TJ Plaza's property, which actions, if allowed to proceed, would cause significant and irreparable harm to TJ Plaza, its creditors, and other parties in interest;

NOW, THEREFORE, BE IT RESOLVED, that the Manager of TJ Plaza, having considered all relevant matters related thereto, in its judgment it is desirable and in the best interests of the company and its creditors and other interest parties that a voluntary petition for relief be filed under the provisions of chapter 11 of title 11 of the United States Code;

BE IT THEREFORE RESOLVED, any officer of TJ Plaza (the "Authorized Person") shall be authorized, empowered and directed, in the name, and on behalf of the Company, to execute and verify a petition and amendments thereto under chapter 11 of the Bankruptcy Code and to cause the same to be filed in the United States Bankruptcy Court for the District of Nevada at such time as such Authorized Person executing the same shall determine;

BE IT FURTHER RESOLVED that Jeff Susa (the "Responsible Person") shall be designated as the responsible person in TJ Plaza's chapter 11 bankruptcy case pursuant to Rule 9001(5) of the Federal Rules of Bankruptcy Procedure, and is authorized and directed to appear in all bankruptcy proceedings on behalf of the company, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the company in connection with such bankruptcy case;

BE IT FURTHER RESOLVED that the law firm of Larson & Zirzow, LLC is engaged and shall continue its engagement as attorneys for the company in the chapter 11 case as general reorganization counsel, and the Flangas McMillan Law Group is engaged and shall continue its engagement as attorneys for the company in the chapter 11 case as special counsel, both as subject to any requisite bankruptcy court approval;

BE IT FURTHER RESOLVED that the Responsible Person, and such other persons as

the Authorized Persons shall from time to time designate, and any employees or agents (including counsel) designated by or directed by any such person, be, and each hereby is, authorized, empowered and directed, in the name and on behalf of the company, to execute and file all motions, applications, pleadings and other papers, and to take and perform any and all further acts and deeds which he or she deems necessary, proper or desirable in connection with the chapter 11 case, with a view to the successful prosecution of such case;

BE IT FURTHER RESOLVED that the Responsible Person, and such other persons as the Authorized Persons shall from time to time designate, and any employees or agents (including counsel) designated by or directed by any such Authorized Persons of Responsible Person, be, and each hereby are, authorized, empowered and directed, in the name and on behalf of the company, to cause the company to enter into, execute deliver, certify, file and/or record, and perform such agreements, instruments, motions, affidavits, declarations, applications, certificates or other documents, and to take such other action as in the judgment of such person shall be or become necessary, proper, and desirable to effectuate a successful chapter 11 reorganization of the business of the company;

BE IT FURTHER RESOLVED that any and all past actions heretofore taken by the Authorized Persons or the Responsible Person of the company in the name and on behalf of the company in furtherance of any or all of the preceding resolutions be, and the same hereby are, ratified, confirmed, and approved; and

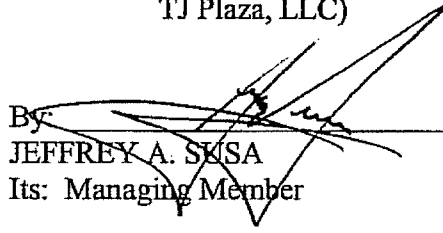
BE IT FURTHER RESOLVED that this Written Consent may be delivered in counterpart, and by facsimile or electronic transmission, which will be an original and the foregoing shall be deemed to be adopted and in full force and effect, as of the date first above written.

IN WITNESS WHEREOF, the undersigned, constituting all of the members and managers of the company, by execution hereof, hereby approve this Written Consent as of the date first above written.

*[Rest of page intentionally left blank]*

TJ PLAZA, LLC,  
a Nevada limited liability company,

By: LJM, LLC,  
a Nevada limited liability company,  
Its: Manager; and general partner of TJP, a Nevada limited partnership (sole member of  
TJ Plaza, LLC)

By:   
JEFFREY A. SKUSA  
Its: Managing Member

By: SIMAY FAMILY LIMITED PARTNERSHIP,  
a Nevada limited partnership  
Its: Managing Member

By: SIMAY FAMILY TRUST  
Its: General Partner

By: \_\_\_\_\_  
Fredrick P. Waid, in his capacity as Trustee

By: THE MARC JOSEPH SIMAY REVOCABLE FAMILY TRUST  
Its: General Partner

By: \_\_\_\_\_  
Fredrick P. Waid, in his capacity as Trustee

By: THE MARC SIMAY FAMILY LIMITED PARTNERSHIP,  
a Nevada limited partnership  
Its: General Partner

By: THE MARC JOSEPH SIMAY REVOCABLE FAMILY TRUST  
Its: General Partner

By: \_\_\_\_\_  
Fredrick P. Waid, in his capacity as Trustee


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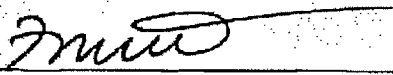
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a Nevada limited partnership  
Its: Managing Member

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Its: General Partner

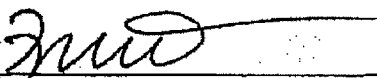
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Its: General Partner

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